ORDER RECEIVED FOR FILING

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE

N and S/S Southfield Drive, between

Perry Hall Blvd. & Berryfield Dr. * DEPUTY ZONING COMMISSIONER

(Southfield at White Marsh, Section II,

Phases 3A and 3E) * OF BALTIMORE COUNTY

11th Election District

5th Councilmanic District * Case No. 95-262-SPH

White Marsh Joint Venture and *

Nottingham Properties, Inc. - Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as Southfield at White Marsh, Section II, Phases 3A and 3E, located west of Perry Hall Boulevard in the vicinity of Fullerton near White Marsh Mall. The Petition was filed by the owners of the property, White Marsh Joint Venture, by Bruce S. Campbell, III, Vice President of Nottingham Properties, Inc., through their attorney, Lawrence F. Haislip, Esquire. The Petitioners seek approval of a third amendment to the partial development plan of Southfield at White Marsh, Section II, Phases 3A and 3E, pursuant to Section 1B01.3.A.7(b) of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Bruce S. Campbell and John Bowers, Jr. for Nottingham Properties, Inc., Rick Chadsey Professional Engineer with George W. Stephens, Jr. & Associates, Inc., Rick Vornadore, Vice President of Ryan Homes, Inc., and Lawrence Haislip, Esquire, attorney for the Petitioners. There were no Protestants present.

At the outset of the hearing, the Petitioners submitted a revised Petition for Special Hearing making a minor correction to the original request. Specifically, the Petitioners seek a second (not third) amendment

ORDER RECEIVED FOR FILING
Date

9/8/95
By

to the partial development plan for Phase 3E of Southfield at White Marsh, Section II. Furthermore, Mr. Haislip submitted additional property descriptions which more accurately describe the property which is the subject of this special hearing request.

Testimony and evidence offered demonstrated that the subject property is part of the Southfield at White Marsh community located just off Perry Hall Boulevard in Fullerton, across from the White Marsh Mall. The Petitioners seek an amendment to the previously approved site plans for this project, which has been in progress for many years. The design standards for the last two phases of this project, specifically, Phases 3A and 3E of Section II, have changed since conception. The Petitioners now propose to construct 12 unit buildings, whereas, originally they proposed 20-unit buildings. These minor modifications require a special hearing to amend the previously approved plans. Furthermore, there will be no additional density being created by these changes.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this $\mathcal{F}^{\downarrow\downarrow}$ day of March, 1995 that the Petition for

TMK:bjs

Special Hearing seeking approval of a third amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3A and a second amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3E, pursuant to Section 1B01.3.A.7(b) of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO

Deputy Zoning Commissioner

for Baltimore County

- 3-

Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

March 8, 1995

Lawrence F. Haislip, Esquire Miles & Stockbridge 600 Washington Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING

N and S/S Southfield Drive, between Perry Hall Blvd. & Berryfield Dr. (Southfield at White Marsh, Section II, Phases 3A and 3E)
11th Election District - 5th Councilmanic District
White Marsh Joint Venture & Nottingham Properties, Inc. - Petitioners

Case No. 95-262-SPH

Dear Mr. Haislip:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO

Deputy Zoning Commissioner

for Baltimore County

TMK:bjs

cc: Mr. Bruce S. Campbell, III, Vice President & Director of Development Nottingham Properties, Inc., 100 W. Pennsylvania Ave., Towson, 21204

Mr. Rick Chadsey, George W. Stephens, Jr. & Associates, Inc. 658 Kenilworth Drive, Towson, Md. 21204

People's Counsel

F/le

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.

ENGINEERS

658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany Special Hearing Southfield at Whitemarsh, Section II, Phase 3G

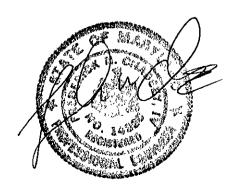
September 1, 1994 page -1-

Beginning at the same point formed by the intersection of and the southerly right-of-way of Southfield Drive and the westerly right-of-way of Perry Hall Boulevard, said point being North 87 degrees 07 minutes 27 seconds West 112.00 feet from the point formed by the intersection of the centerline of Perry Hall Boulevard with the centerline of Southfield Drive, running thence leaving said point of beginning along the Perry Hall Boulevard right-of-way, through the following 12 courses;

- 1) South 07 degrees 37 minutes 33 seconds West 242.73 feet,
- 2) South 23 degrees 49 minutes 31 seconds West 175.17 feet,
- 3) South 18 degrees 27 minutes 14 seconds West 293.01 feet to a point formed by the intersection of the westerly right-of-way of Perry Hall Boulevard and the northerly right-of-way of Whitemarsh Boulevard (RTE. 43),
- 4) Thence continuing along the northerly right-of-way of Whitemarsh Boulevard (RTE. 43), South 78 degrees 45 minutes 20 seconds West 77.09 feet.
- 5) North 71 degrees 45 minutes 17 seconds West 206.16 feet,
- 6) North 88 degrees 39 minutes 12 seconds West 192.37 feet.
- 7) Leaving said right-of-way of Whitemarsh Boulevard (RTE. 43), North 01 degrees 20 minutes 48 seconds East 53.00 feet,
- 8) North 15 degrees 04 minutes 29 seconds East 411.38 feet,
- 9) North 11 degrees 41 minutes 57 seconds East 185.00 feet to a point on the southerly right-of-way of Southfield Drive,
- 10) Thence continuing along the southerly right-of-way of Southfield Drive. North 73 degrees 18 minutes 03 seconds East 96.00 feet.
- 11) Thence along a curve to the right having a radius of 650.00 feet for an arc length of 366.13 feet having a chord of North 89 degrees 26 minutes 15 seconds East 361.31 feet,
- 12) South 74 degrees 25 minutes 32 seconds East 140.64 feet, to the point of beginning,

Containing 8.373 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



Physical Property

#262

NO ORIGINAL SIGNATURES

NO COUNCILMANIC DISTRICT ON PLANS

DESCRIPTION IS FOR

3G - PETITION

IS FOR 3A + 3E

NEED DESCRIPTION

FOR 3A + 3E



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

Southfield at White Marsh

which is presently zoned DR16/DR10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A third amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3A, and a second amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3E, in accordance with B.C.Z.R. Section 1B01.3A.7.b.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filling of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s)
	THE WHITE MARSH JOINT VENTURE
(Type or Print Name)	(Type or Pulit Name)
Signature	Signature
Address	Bruce S. Campbell III,
Audiosa	Vice President and Director of Land
City State	Zipcode Day Dement
	Nottingham Properties, Inc.
Attorney for Fetitioner:	Address Pennsylvania Avenue
Lawrence F. Haislip (Type or Print Name)	Towson, Maryland 21204 City State Zipcode
	Name, Address and phone number of representative to be contacted.
Signature	G.W.Stephens, Jr. & Associates, Inc.
	Name 823/
Miles & Stockbridge, Phone No.	658 Kenilworth Drive 825 8120 Address Towson, Maryland 21204
600 Washington Avenue	Zipcode
Townson Maryland 21204	ESTIMATED LENGTH OF HEARING unavailable for Hearing
are a second sec	the following dates Next Two Months
√	ALLOTHER
(A)	REVIEWED BY:DAYE

FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.

ENGINEERS

658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany The Petition for Special Hearing Southfield at Whitemarsh, Section II, Phase 3A

February 20, 1995

Beginning at the same point formed by the intersection of and the southerly right-of-way of Southfield Drive and the westerly right-of-way of Perry Hall Boulevard, said point being North 87 degrees 07 minutes 27 seconds West 112.00 feet from the point formed by the intersection of the centerline of Perry Hall Boulevard with the centerline of Southfield Drive, running thence leaving said point of beginning along the southerly right-of-way of Southfield, through the following 17 courses;

- 1. North 74 degrees 25 minutes 32 seconds West 140.64 feet,
- 2. Thence along a curve to the left having a radius of 650.00 feet for an arc length of 366.13 feet having a chord of South 89 degrees 26 minutes 15 seconds West 361.31 feet,
- 3. South 73 degrees 18 minutes 03 seconds West 325.84 feet,
- 4. Thence along a curve to the right having a radius of 390.00 feet for an arc length of 219.03 feet having a chord of South 89 degrees 23 minutes 23 seconds West 216.16 feet,
- 5. North 74 degrees 31 minutes 17 seconds West 308.67 feet,
- 6. Thence along a curve to the left having a radius of 435.00 feet for an arc length of 131.47 feet having a chord of North 83 degrees 10 minutes 46 seconds West 130.97 feet,
- 7. Thence leaving the southerly right-of-way of Southfield Drive along a radial North 01 degrees 50 minutes 15 seconds West 60.00 feet to a point on the northerly right-of-way of Southfield Drive,
- 8. Thence continuing along the northerly right-of-way of Southfield Drive, along a curve to the right having a radius of 495.00 feet for an arc length of 149.60 feet having a chord of South 83 degrees 10 minutes 46 seconds East 149.03 feet,
- South 74 degrees 31 minutes 17 seconds East 124.17 feet,
- 10. Thence leaving the northerly right-of-way of Southfield Drive, North 15 degrees 28 minutes 43 seconds East 323.24 feet,
- 11. North 38 degrees 57 minutes 12 seconds East 307.77 feet,
- 12. South 51 degrees 02 minutes 48 seconds East 108.50 feet,
- 13. South 69 degrees 45 minutes 33 seconds East 378.56 feet,
- 14. South 19 degrees 39 minutes 08 seconds West 45.88 feet,
- 15. South 70 degrees 19 minutes 58 seconds East 460.46 feet,
- 16. South 28 degrees 44 minutes 09 seconds East 126.96 feet to a point on the westerly right-of-way of Perry Hall Boulevard,
- 17. Thence continuing along on the westerly right-of-way of Perry Hall Boulevard, South 07 degrees 37 minutes 33 seconds West 88.29 feet, to the point of beginning.

Containing 10.646 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.

FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC. ENGINEERS

658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany The Petition for Special Hearing Southfield at Whitemarsh, Section II, Phase 3E

February 20, 1995

Beginning at the same point on the southerly right-of-way of Southfield Drive, said point being North 89 degrees 59 minutes 57 seconds West 700.69 feet from the point formed by the intersection of the centerline of Perry Hall Boulevard with the centerline of Southfield Drive, running thence leaving said point of beginning and the southerly right-of-way of Southfield, through the following 13 courses;

- 1. South 11 degrees 41 minutes 51 seconds East 185.00 feet,
- 2. South 15 degrees 04 minutes 29 seconds West 411.38 feet.
- 3. South 01 degrees 20 minutes 48 seconds West 53,00 feet,
- 4. North 88 degrees 39 minutes 12 seconds West 108.00 feet,
- 5. South 87 degrees 33 minutes 16 seconds West 302.03 feet,
- 6. North 82 degrees 21 minutes 26 seconds West 500.90 feet.
- 7. North 07 degrees 38 minutes 34 seconds East 230.00 feet,
- 8. North 50 degrees 22 minutes 43 seconds East 100.00 feet,
- 9. North 01 degrees 00 minutes 09 seconds East 313.00 feet to a point on the southerly right-of-way of Southfield Drive,
- 10. Thence continuing along the point on the southerly right-of-way of Southfield Drive, along a curve to the right having a radius of 435.00 feet for an arc length of 131.47 feet having a chord of South 83 degrees 10 minutes 46 seconds East 130.97 feet.
- 11. South 74 degrees 31 minutes 17 seconds East 308.67 feet.
- 12. Thence along a curve to the left having a radius of 390.00 feet for an arc length of 219.03 feet having a chord of North 89 degrees 23 minutes 23 seconds East 216.16 feet,
- 13. North 73 degrees 18 minutes 03 seconds East 229.84 feet, to the point of beginning.

Containing 12.210 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 95-362-5PH Townen, Maryland

District Att	Date of Posting 2/12/95
Posted for: Special Hearing Petitioner: White Morsh Foild Days Location of property: N + 3/5 South Fluid Days	,
Petitioner: White Horsh Joint len	tuxa
Location of property: N + 1/5 South Field Drivo	
Location of Signer Facing Youd Way on proper	ty bring zon &
Remarks:	
	al return: 3/17/85
Number of Signe:	/ /

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified barein, in Room 108 of the County Office Building, 111 W. Chesapeake. Avenue in Towson, Maryland 21204 of Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-262-SPH
(Item 262)
N&S/S Southfield Drive,
between Perry Hall Boulevard and Berryfleld Drive
Southfield at White Marsh,
Section II, Phases 3-A and
3-E
11th Election District
Bth Councilmanic
Legal Owner(s):
White Marsh Joint
Venture
Hearing: Tuesday,
February 28, 1995 at
9:00 a.m. in Rm. 118, Old
Courthouse.

Special Hearing to approve a third amendment to the Partial Development Plan of Southfield at White Marsh to the Partial Development Plan of Southfield at White Mersh, Section II, Phase 3-A, and a third amendment to the Partial Development Plan of Southfield at White Marsh, Section II, Phase 3-E.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353. (2) For information concern-

ing the File and/or Hearing, Please Call 887-3391.
2/128 February 9.

CERTIFICATE OF PUBLICATION



But mare Or all Zoning Administration & Development Management 111 West Chesanouke Avenua

Towson, Maryland 21204

REVIEW 95-262 1/26/95 WCR Account: R-001-6150

Iden Number : 26.2

Date 1 /26/45

to both in the Sound Wenter Arettinghow Properties -

040 - Special Herring (2 Phases at \$ 250.00 min) - \$ 500.00

MAN 7 Signs at \$35.00 cach

1 70.00

\$ 570.00°

Please Make Checks Payable To: Baltimore County





111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 262
Petitioner: White March Voint Vanture
Location: Uest side of Perry Hull Psival
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Lawrence F. Haislip of miles + Stockbridge
ADDRESS: 600 Washington Ave
Touson, Moryland 21204
PHONE NUMBER: 821-65-65



AJ:ggs

WICKOHLWED

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY

February 9, 1995 Issue - Jeffersonian

Please foward billing to:

Lawrence F. Haislip, Esq. Miles & Stockbridge, P.C. 600 Washington Avenue Towson, Maryland 21204 821-6565

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-262-SPH (Item 262)
N&S/S Southfield Drive, between Perry Hall Boulevard and Berryfield Drive
Southfield at White Marsh, Section II, Phases 3-A and 3-E
11th Election District - 5th Councilmanic
Legal Owner(s): White Marsh Joint Venture
HEARING: TUESDAY, FEBRUARY 28, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a third amendment to the Partial Development Plan of Southfield at White to the Partial Development Plan of Southfield at White Marsh, Section II, Phase 3-A, and a third amendment to the Partial Development Plan of Southfield at White Marsh, Section II, Phase 3-E.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

FEBRUARY 2, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-262-SPH (Item 262)

N&S/S Southfield Drive, between Perry Hall Boulevard and Berryfield Drive

Southfield at White Marsh, Section II, Phases 3-A and 3-E

11th Election District - 5th Councilmanic Legal Owner(s): White Marsh Joint Venture

HEARING: TUESDAY, FEBRUARY 28, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a third amendment to the Partial Development Plan of Southfield at White to the Partial Development Plan of Southfield at White Marsh, Section II, Phase 3-A, and a third amendment to the Partial Development Plan of Southfield at White Marsh, Section II, Phase 3-E.

Arnold Jablon Director

cc:

White Marsh Joint Venture/Bruce S. Campbell, III

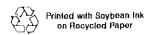
George W. Stephens, Jr. & Associates, Inc.

Lawrence F. Haislip, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
- (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Committing Way





111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

February 23, 1995

Lawrence F. Haislip, Esquire Miles and Stockbridge 600 Washington Avenue Towson, Maryland 21204

RE: Item No.: 262

Case No.: 95-262-SPH

Petitioner: White Marsh Joint

Venture

Dear Mr. Haislip:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 26, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.

Zoning Supervisor

WCR/jw
Attachment(s)

VICROFILMED



Printed with Soybean ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 13, 1995 Zoning Administration and Development Management

FROM: Report W. Bowling, P.E., Chief Developers Engineering Section

RE: Zoning Advisory Committee Meeting

for February 13, 1995

Item No. 262

The Developers Engineering Section has reviewed the subject zoning item. On Southfield at White Marsh, Section II, Phase 3-E, a master water meter is required for the private water mains

Also, the building house connections for the private sanitary sewer must be a minimum of 6 inches.

RWB: 8W

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 08/07/95

Armold Jabion
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MATL STOP-1105

RES Property Owners WHITE MARSH JOINT VENTURE

LOCATION: M&S/S SOUTHFIELD DR., BETWEEN PERRY HALL BLVD. AND

BERRYFIELD DR. (SOUTHFIELD OF WHITE MARSH, SECTION 1),

CHES AND CHAIN

Item No.:/262

Zoning Agenda: SPECIAL HEARING

Contlomens

Pursuant to your request, the referenced property has been surveyed by this Eureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

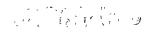
REGETVED FEB 8 1995

ZADM

REVIEWER: L.C. ROBERT F. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

cca file

Printed on Recycled Paper





O James Lighthizer Secretary Hal Kassoff Administrator

Ms. Joyce Watson Zoning Administration and Development Management County Office Building **Room 109** 111 W. Chesapeake Avenue Towson, Maryland 21204

Re:

2-2095

Baltimore County
Item No.: +262 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief **Engineering Access Permits**

Division

BS/

My telephone number is _

BALTIMORE COUNTY, MARYLAND

Smk 5/28 95-2625PH

ONING COMMISSION

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration & Development Management

FROM: Pat Keller, Director

Office of Planning and Zoning

DATE: February 9, 1995

SUBJECT: Southfield at White Marsh

INFORMATION:

Item Number: 262

Petitioner: White Marsh Joint Venture

Property Size:

Zoning: DR-10.5 & 16

Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

While this office endeavors to provide appropriate and timely comments to the Zoning Commissioner, we are sometimes prone to the frailties of man as an imperfect being. In situations where we are less than perfect, we count on the professional discretion and disposition of the Zoning Commissioner to show us the proper course.

In Case No. 95-192-SPH, this office's original comments did not address the particular issue at hand. While revised comments were submitted in a timely manner, this effort was not reflected in the Memorandum Opinion dated January 9, 1995. In order to avoid a similar occurrence, the staff will be making comments identical to the one indicated below in all cases involving F.D.P. amendments:

Staff has reviewed the subject Special Hearing request to amend the Final Development Plan for the Southfield at White Marsh development and offers the following comments:

The Director of the Office of Planning and Zoning is required to make certain findings in approving amendments to Final Development Plans. The Director is charged with determining whether the amendments are in accordance with all other provisions of the C.M.D.P. and whether the amendments are within the specific standards and requirements of Article 1B of the B.C.Z.R.

In the instant case, the Director finds:

- 1) All existing setbacks are in compliance with the Zoning Commissioner's Policy Manual regarding deficient setbacks (Zoning Commissioner's Policy Manual Section 102.1);
- 2) The amendments to the plan are in accordance with the specific standards and requirements of Section 1B01.1A of the Baltimore County Zoning Regulations; e.g., the use is one that is permitted by right in a D.R. zone; and
- 3) The amendments to the plan are in accordance with the Comprehensive Manual of Development Policies since the development of condominiums was one of the approved development alternatives originally presented.

Accordingly, the Director of the Office of Planning and Zoning recommends that the applicant's request be granted.

Afrey W. Lond Cary L. Cleros

Prepared by:

Division Chief:

PK/JL

Lawrence F. Haislip, Esquire February 1, 1995 Page 2

- 3. There are no original signatures on the petition forms.
- 4. Based on the current FDP files within the zoning office, Phase 3E has only been amended once (1st Amended), so this amendment request should be "2nd Amendment".

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

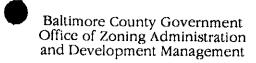
Mitchell J. Kellman

Planner II

MJK:scj

Enclosure (receipt)

cc: Zoning Commissioner





111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

February 1, 1995

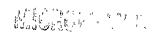
Lawrence F. Haislip, Esquire Miles & Stockbridge 600 Washington Avenue Towson, MD 21204

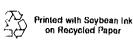
RE: Preliminary Petition Review (Item #262)
Legal Owner: White Marsh Joint Venture
Southfield at White Marsh
11th Election District

Dear Mr. Haislip:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are <u>advisory</u> and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

- 1. The special hearing request is to amend the FDPs for Section II, Phase 3A and Section II, Phase 3E of Southfield at White Marsh. The property descriptions should be of the FDP of 3A and the FDP of 3E, in lieu of the submitted 3G.
- 2. There is no councilmanic district on the plan.





262

Note to the hearing officer:

This petition was filed without

a review. The attorny needed on early

heaving date and insisted of siling HSAP

1/26/95

RE: PETITION FOR SPECIAL HEARING N&S/S Southfield Drive, between Perry Hall Boulevard and Berryfield Drive, Southfield at White Marsh, Section II, Phases 3-A and 3-E, 11th Election Dist., 5th Councilmanic

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 95-262-SPH

White Marsh Joint Venture Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Peter May Zimmeiman PETER MAX ZIMMERMAN

People's Counsel for Baltimore County Room 47, Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this Harman day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Lawrence F. Haislip, Esquire, Miles & Stockbridge, 600 Washington Avenue, Towson, MD 21204, attorney for Petitioner.

ter Max Cimmeiman



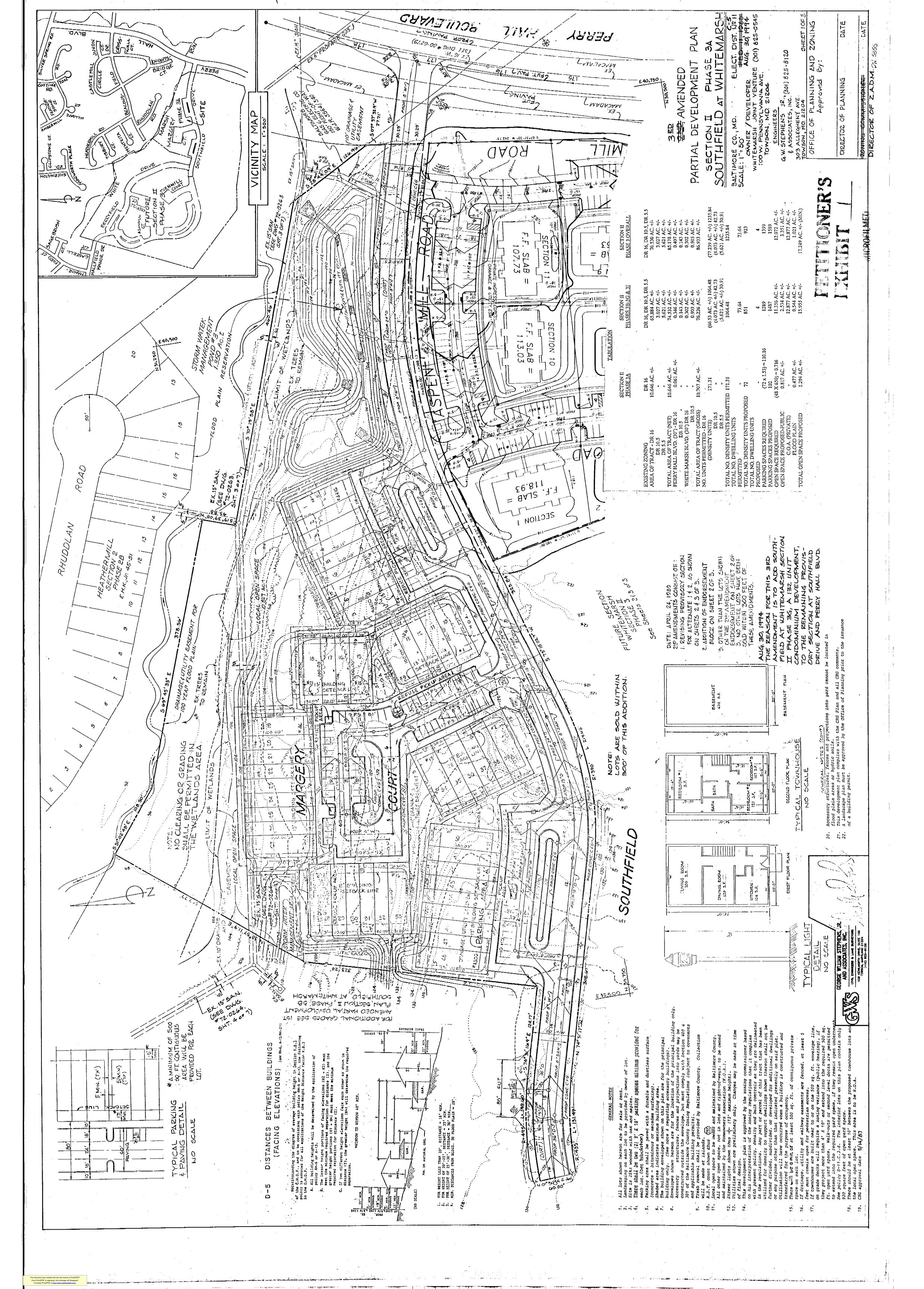


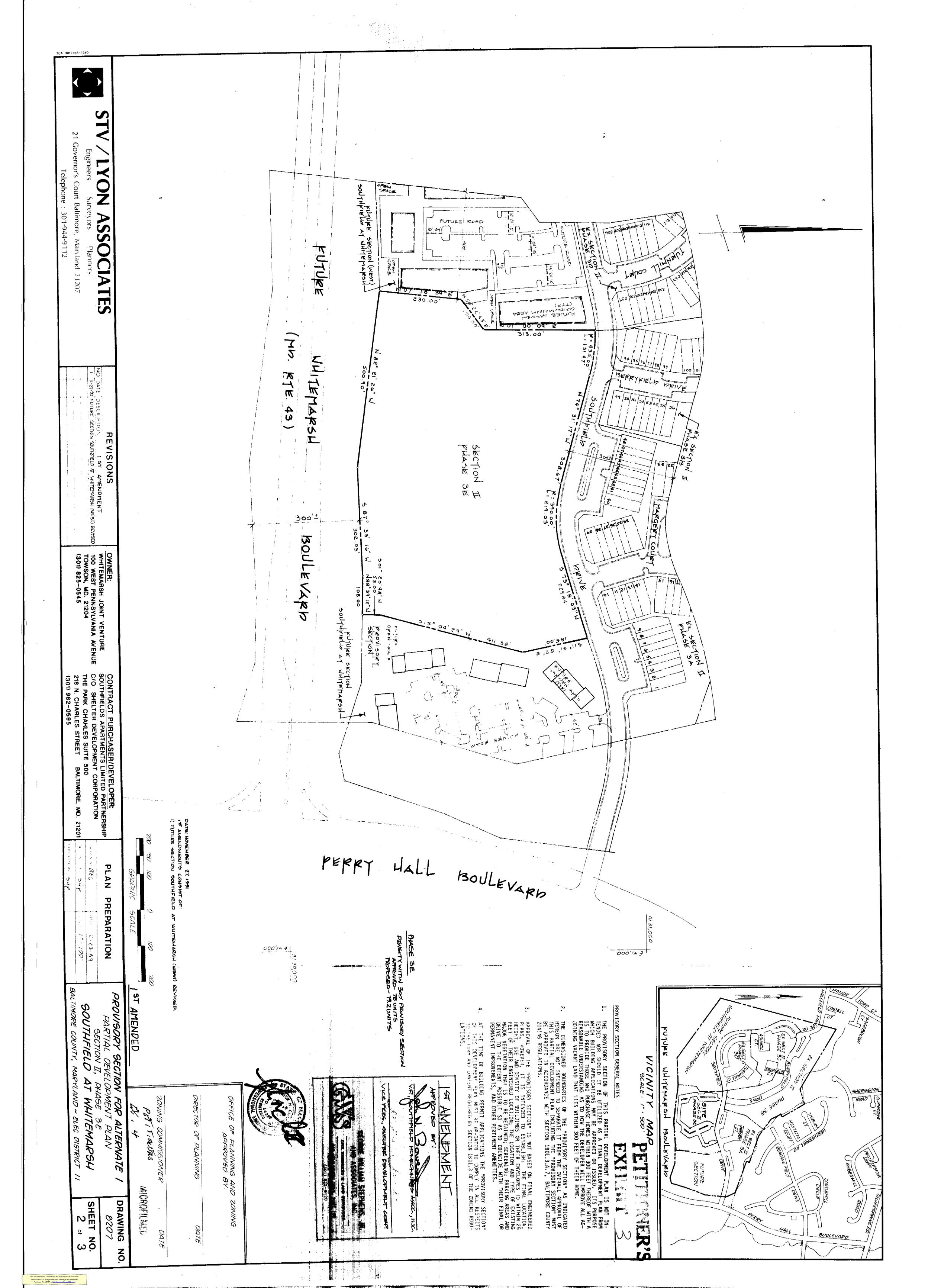
PLEASE PRINT CLEARLY

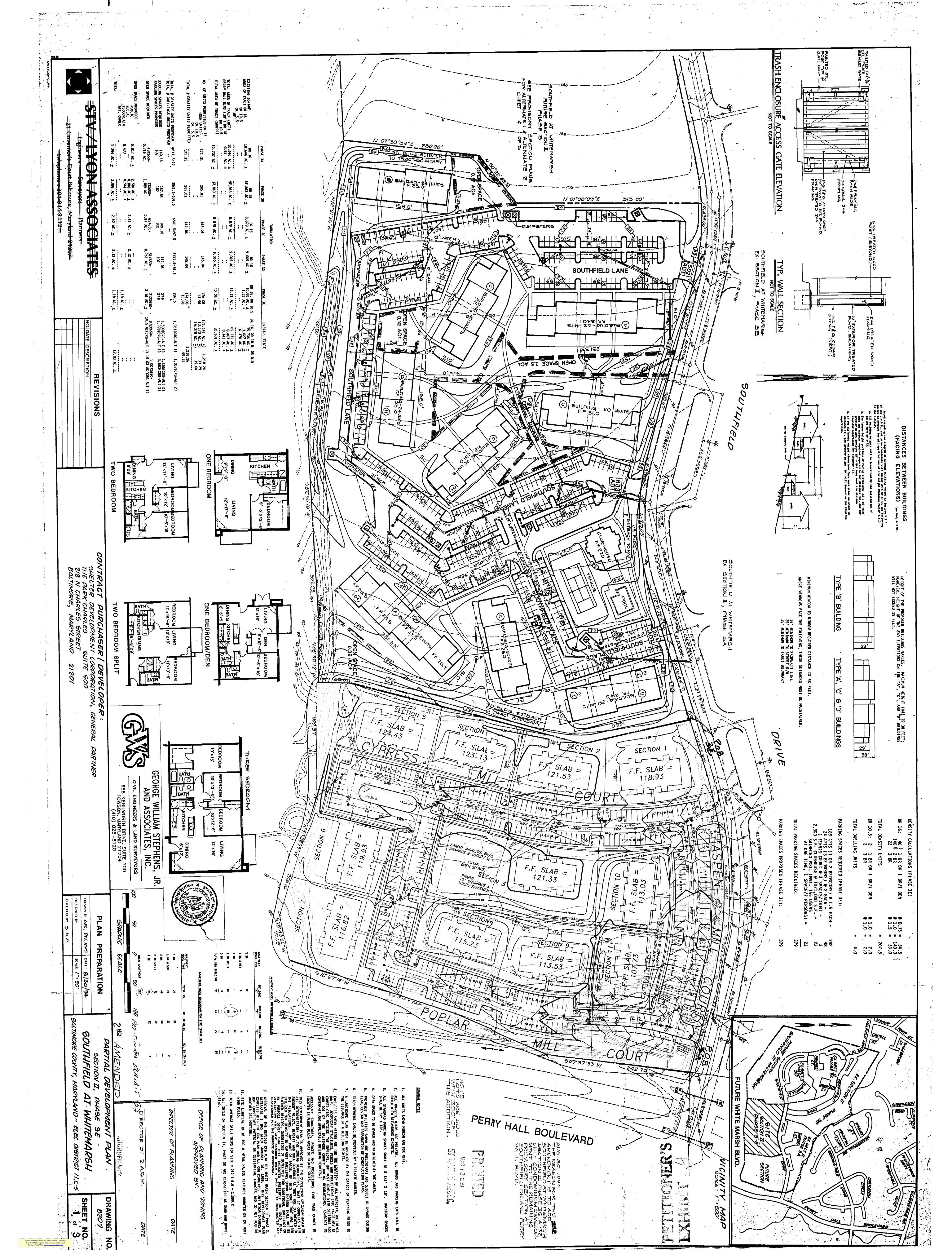
PETITIONER(S) SIGN-IN SHEET

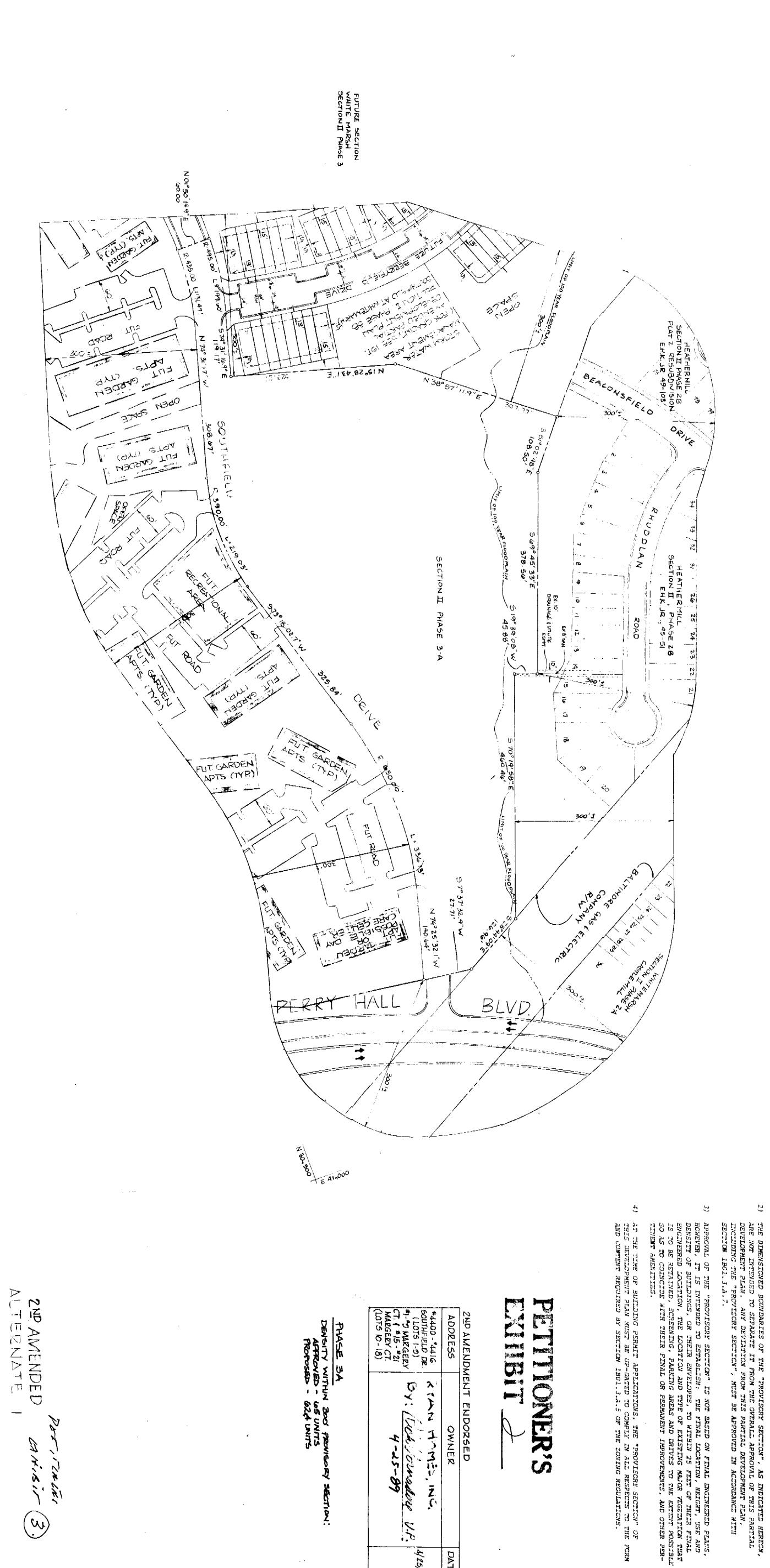
NAME	ADDRESS
LAURONCE HHISUP	600 WASHINGTON AVENUE
Bruce Campbell	100 W. Penne Ave Towson Md 21204
PICK CHADSEY	658 KENILWORTH DR TOWSON 21
RICK VORNADORE	7939 HONEYGO ALUD. STE. 100 BALTIMORE DE
John Bowers Ir.	100 W. Penn. A.c., Towson, Md a1204

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THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300 FEET THEREOF WITH A REASONABLE UNDERSTANDING AS TO BOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 300 FEET OF THEIR BOME.

AT THE TIME OF BUILDING PERMIT APPLICATIONS, THE "PROVISORY SECTION" OF THIS DEVELOPMENT PLAN MUST BE UP-DATED TO COMPLY IN ALL RESPECTS TO THE FORM AND COMMENT REQUIRED BY SECTION 1801.3.4.5 OF THE TONING REGULATIONS.

PETITIONER'S

#4400 - *4416 600THFIELD DE. (LOTS 1-9) #1-*9 MARGERY CT. † *15 - *21 MARGERY CT. (LOTS 10-18) ADDRESS OWNER BY: (CONJOURSE, INC. 4-25-89 7.7 4/25/89 DATE

PHASE 3A

DEWSITY WITHIN :

APPROVED - 6

BKISIT $\langle m \rangle$

ALTERNATE I _

PARTIAL DEVELOPMENT PLAN SOUTHFIELD AT WHITEMARSH SECTION I PHASE 3-A

BALTIMORE COUNTY, MD. SCALE 1"- 100"

ELECTION DISTRICT Nº 11
FEB II, 1988

OWNER / DEVELOPER
WHITE MARSH JOINT VENTURE
100 W. PENNSYLVANIA AYE.
TOWSON, MD. 21204
(301) 825 - 0545

ENGINEERS

G.W. STEPHENS JR.,

\$ ASSOCIATES, INC. (301) 825-8120

TOWSON, MD. 21204

OFFICE OF PLANNING AND ZON Approved

GEORGE WILLIAM STEPHENS, AND ASSOCIATES, INC.

<u>Ъ</u>

658 KENILWORTH DRIVE, SUITE 100 TOWSON, MARYLAND 21204 (410) 825-8120

LAND SURVEYORS

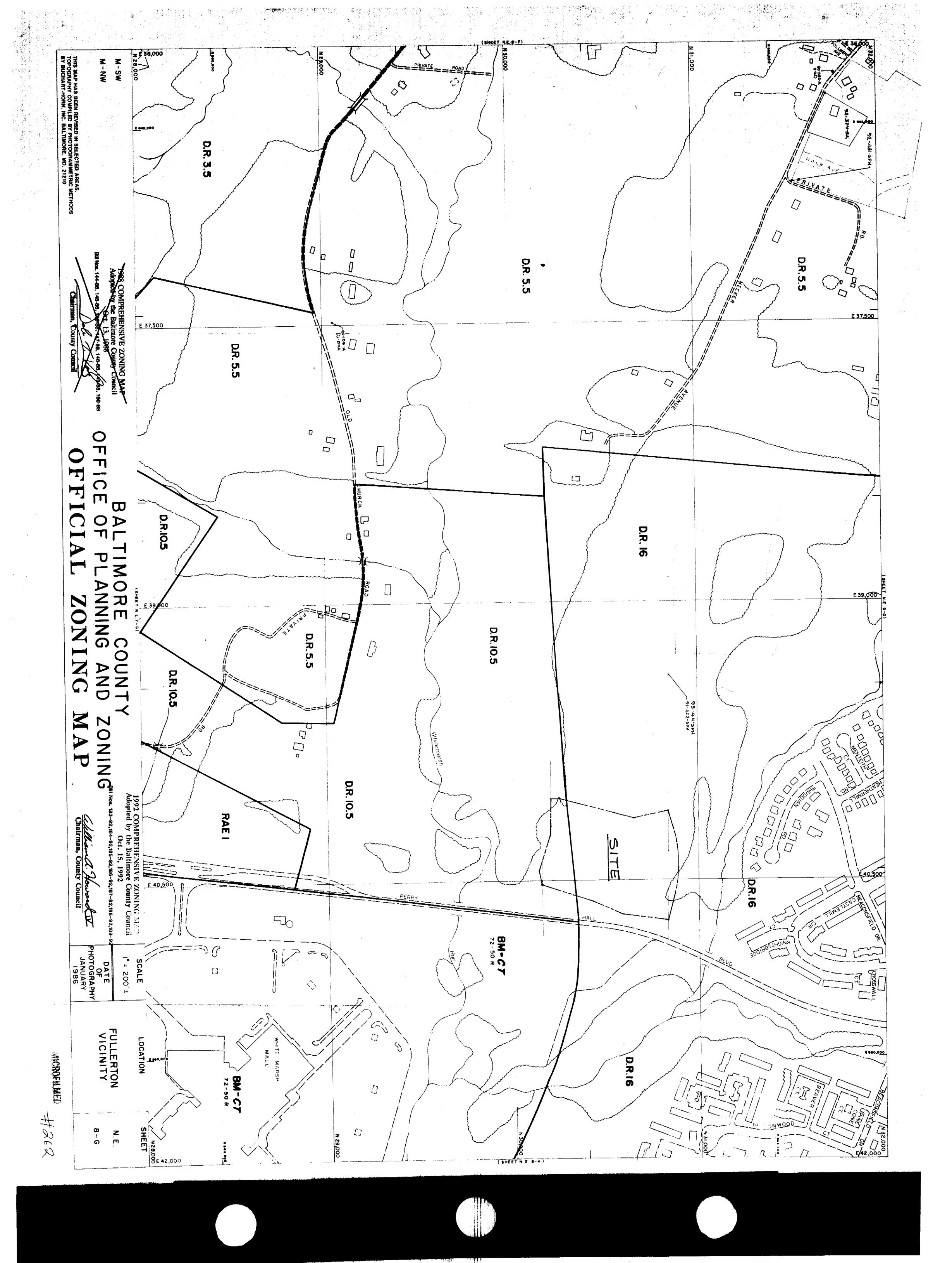
APR 24, 1989 240 AMENDMENTS SEE SHEET 1 OF 3 1

AMENDMENTS.

DATE: JUNE 29,1988 ADDED NOTE TO STORM WATER VANAGEMENT AREA

PLANNING SHEET 2 OF 3

ZONING COMMISSIONE



95-262-59H

OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

FULLE RTON

VICINITY



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BLVD. BOULEVARD

THE DIMENSIONED BOUNDARIES OF THE "PROVISORY SECTION", AS INDICATED HEREON, ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVILATION FROM THIS PARTIAL DEVELOPMENT PLAN, INCLUDING THE "PROVISORY SECTION", MUST BE APPROVED IN ACCORDANCE WITH SECTION 1801.3.A.7.

AT THE TIME OF BUILDING PERMIT APPLICATIONS, THE "PROVISORY SECTION" OF THIS DEVELOPMENT PLAN MUST BE UP-DATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1801.3.A.5 OF THE ZONING RECULATIONS.

ADDRESS OWNER

*4400-*4416
SOUTHFIELD DE.
(LOTS 1-9)
*1-*9 MARGERY
CT. f *15-*21
MARGERY CT

*4400 - *4416
RYAN HOMES, INC.

GOUTHFIELD DE.
(LOTS 1-9)
*1-*9 MARGERY
CT. f *15-*21
MARGERY CT

*4-45-89

*4400 - *4416 SOUTHFIELD DE. (LOTS 1-9) *1-*9 MARGERY CT. † *15 - *21 MARGERY CT. (LOTS 10-18)

7.10

4/25/89

THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300 FEET THEREOF WITH A REASONABLE UNDERSTANDING AS TO BOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 300 FEET OF THEIR BOME.

BOULEVARD

(RTE.

PARTIAL DEVELOPMENT PLAN SECTION ALTERNATE-380 240 AMENDED ___

NOTE: LOTS ARE SOLD WITHIN 300' OF THIS ADDITION.

SOUTHFIELD AT WHITEMARSH Ħ PHASE 3-A

BALTIMORE COUNTY, MD.

SHEET 20F3

DIRECTOR OF PLANNING

OFFICE

듔.

D ASSOCIATES, STEPHENS, ATES, INC. SURVEYORS

GEORGE

AND

FOR AMENDMENTS.

DATE: JUNE 29,1988 ADDED HOTE TO STORM WATER NAMAGEMENT AREA

OWNER / DEVELOPER
WHITE MARSH JOINT VENTURE
100 W. PENNSYLVANIA AVE.
TOWSON, MD. 21204
(301) 825 - 0545

ENGINEERS

&W. STEPHENS JR.,

& ASSOCIATES, INC. (301) \$25-8120

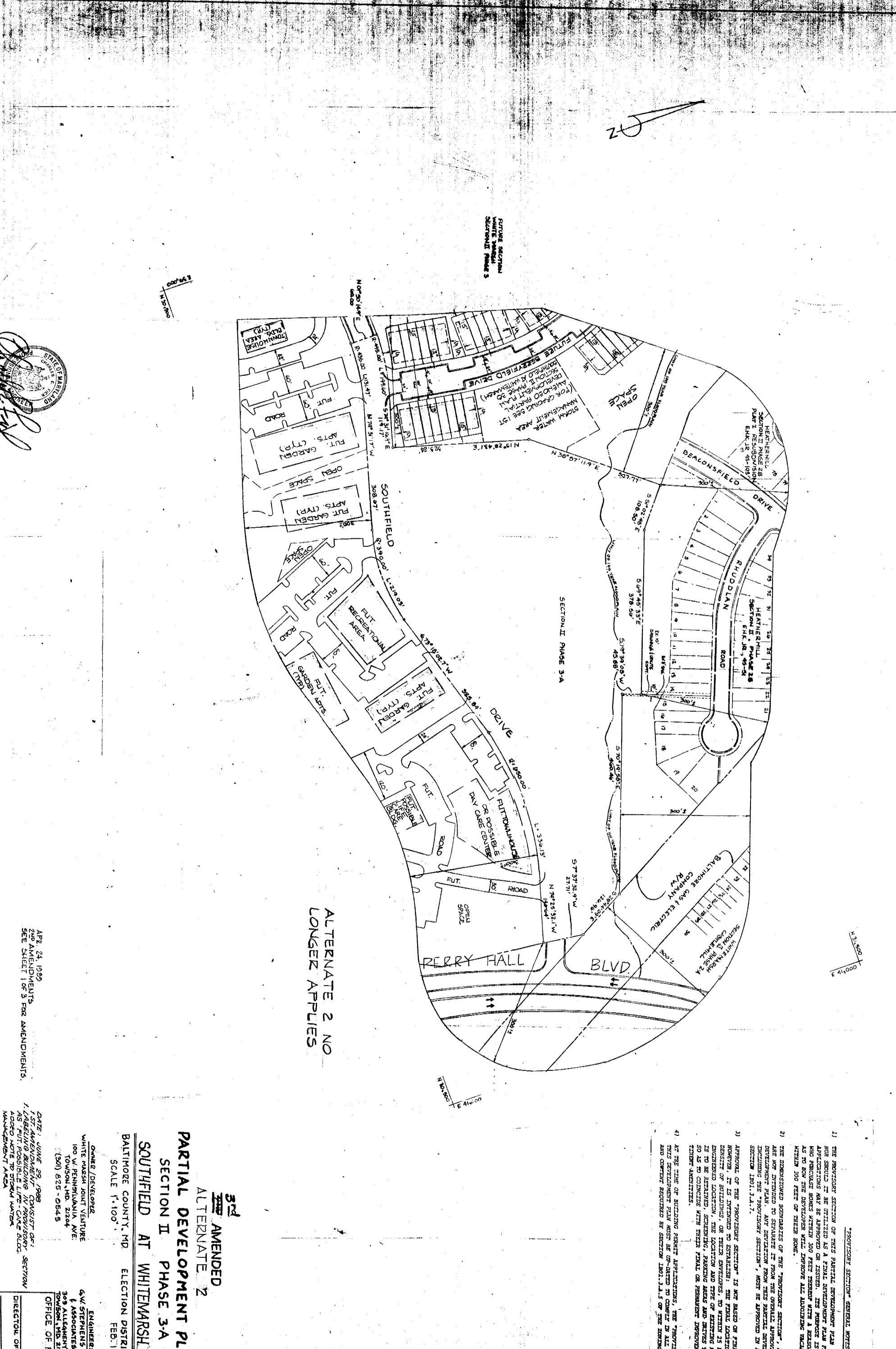
303 ALLEGHENY AVE.

TOWSON, MD. 21204

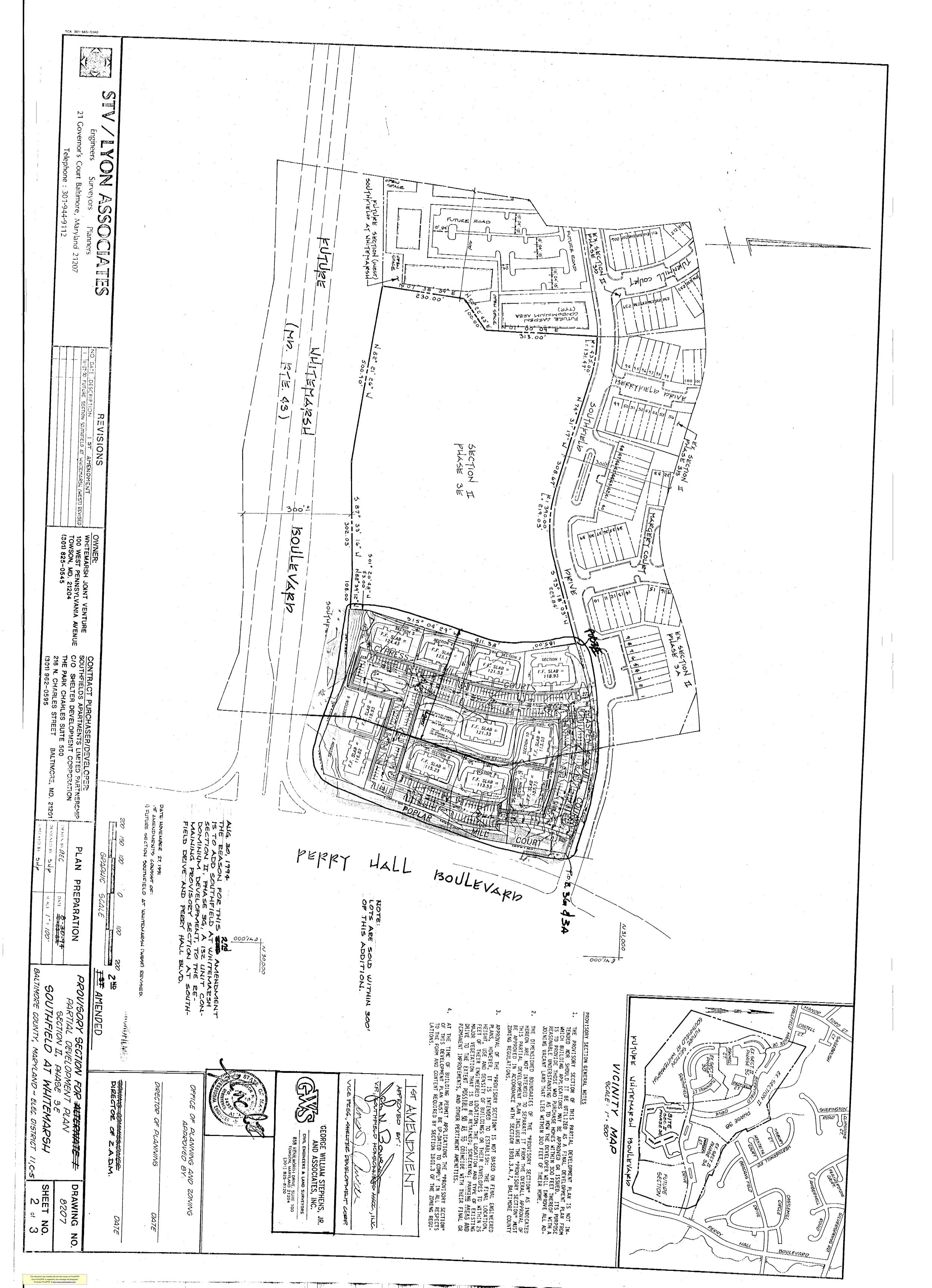
OFFICE OF PLANNING AND ZON

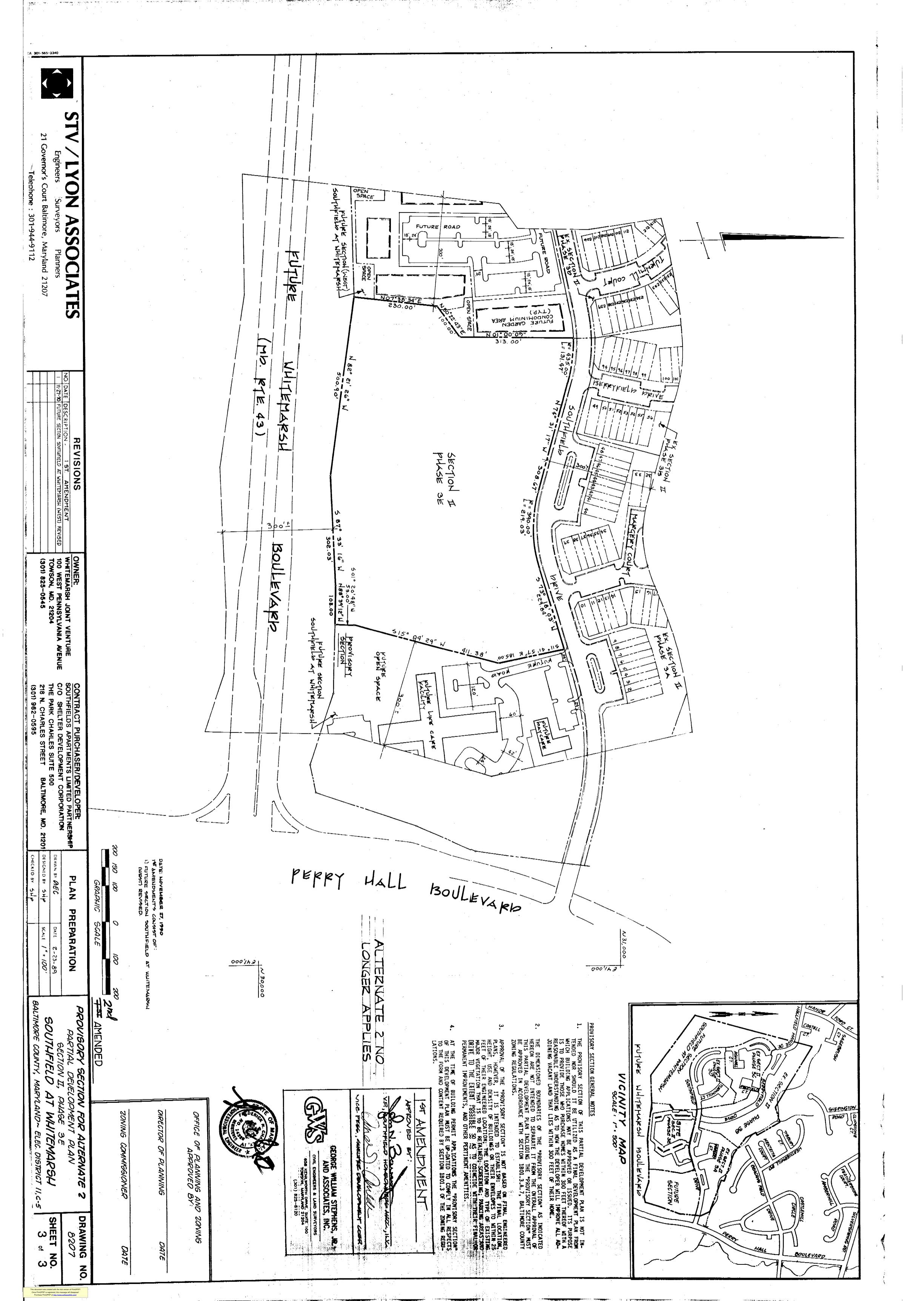
Approved by:

DIRECTOR OF Z.A.D.M



ZONING COMMISSIONER





IN RE: PETITION FOR SPECIAL HEARING N and S/S Southfield Drive, between Perry Hall Blvd. & Berryfield Dr. * DEPUTY ZONING COMMISSIONER (Southfield at White Marsh, Section II, * OF BALTIMORE COUNTY Phases 3A and 3E) 11th Election District * Case No. 95-262-SPH 5th Councilmanic District

> White Marsh Joint Venture and Nottingham Properties, Inc. - Petitioners * * * * * * * * * *

> > FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as Southfield at White Marsh, Section II, Phases 3A and 3E, located west of Perry Hall Boulevard in the vicinity of Fullerton near White Marsh Mall. The Petition was filed by the owners of the property, White Marsh Joint Venture, by Bruce S. Campbell, III. Vice President of Nottingham Properties. Inc., through their attorney, Lawrence F. Haislip, Esquire. The Petitioners seek approval of a third amendment to the partial development plan of Southfield at White Marsh, Section II, Phases 3A and 3E, pursuant to Section 1B01.3.A.7(b) of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submit-

Appearing at the hearing on behalf of the Petition were Bruce S. Campbell and John Bowers, Jr. for Nottingham Properties, Inc., Rick Chadsey Professional Engineer with George W. Stephens, Jr. & Associates, Inc., Rick Vornadore, Vice President of Ryan Homes, Inc., and Lawrence Haislip, Esquire, attorney for the Petitioners. There were no Protestants present. At the outset of the hearing, the Petitioners submitted a revised Petition for Special Hearing making a minor correction to the original

request. Specifically, the Petitioners seek a second (not third) amendment

ted and marked into evidence as Petitioner's Exhibit 1.

to the partial development plan for Phase 3E of Southfield at White Marsh. Section II. Furthermore, Mr. Haislip submitted additional property descriptions which more accurately describe the property which is the subject of this special hearing request.

Testimony and evidence offered demonstrated that the subject property is part of the Southfield at White Marsh community located just off Perry Hall Boulevard in Fullerton, across from the White Marsh Mall. The Petitioners seek an amendment to the previously approved site plans for this project, which has been in progress for many years. The design standards for the last two phases of this project, specifically, Phases 3A and 3E of Section II, have changed since conception. The Petitioners now propose to construct 12 unit buildings, whereas, originally they proposed 20-unit buildings. These minor modifications require a special hearing to amend the previously approved plans. Furthermore, there will be no additional density being created by these changes.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE. IT IS ORDERED by the Deputy Zoning Commissioner for __ day of March, 1995 that the Petition for

opment plan of Southfield at White Marsh, Section II, Phase 3A and a second amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3E, pursuant to Section 1B01.3.A.7(b) of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

> > lunghy Ko from FIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

TMK:bis

Special Hearing seeking approval of a third amendment to the partial devel-

Management office at 887-3391.

TIMOTHY M. KOTROCO

cc: Mr. Bruce S. Campbell, III, Vice President & Director of Development

Mr. Rick Chadsey, George W. Stephens, Jr. & Associates, Inc. 658 Kenilworth Drive, Towson, Md. 21204

People's Counsel

Printed with Soybean Ink on Recycled Paper

Petition for Special Hearing / to the Zoning Commissioner of Baltimore County for the property located at Southfield at White Marsh

which is presently zoned DR16/DR10.5 This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached. hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zøning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A third amendment to the partial development plan of Southfield at White Marsh Section II Phase 3-A and a third amendment to the partial development plan of Southfield at White Marsh Section II Phase 3-E in accordance with B.C.Z.R. Section 1B01.3A.7.b.

Property is to be posted and advertised as prescribed by Zohing Regulations.

•			imore County adopted pursuant to the Zoning Law for Baltimore Cou
			legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:			(egsi Owner(s):
			In the March Salas Chanters
(Type or Print Name)			White Marsh Joint Venture
Signature	. <u></u>		1 1 Lilian
ngnature			Signature
		/	Bruce S. Campbell, III, Vice Presider
Address		- 1	(Type or Print Name)
		- /	Nottingham Properties, Inc.
City	State	Zipcode	Signature
		- 1	
		$\sim 10^{-3}$	100 W. Pennsylvania Avenue 825-0545
Attorney for Petitioner:		- 1	Address Phone No
Lawrence F.	Haislip		Towson, Maryland 21204
(Type or Print Name)			City State Zipcode Name. Address and phone number of representative to be contacted:
A.	Musi	- 1	, — ; — ; — ; — ; — ; — ; — ; — ; — ; —
Signature	many.	=	George W. Stephens, Jr. & Associates
		821-6565	Name
<u>Miles & Stoc</u>	ckbridge, P.C.,		658 Kenilworth Drive 825-8120
			Towson, Maryland 21204
_600_Washing	con Avenue State	Zipcode	OFFICE USE GREY
Towson, Mary	yland 21204		ESTIMATED LENGTH OF HEARING
NOND.	1FF	South State of the Local Division in which the	the following dates Next Two Month
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	EVIEW 6/95 NOR		N. C. W.
1/24	5195 HMP		* 1.60 W/O CUION
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FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC. ENGINEERS 658 KENILWORTH DRIVE, SUTTE 100, TOWSON, MARYLAND 21204

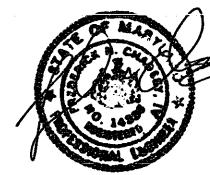
Description to accompany Special Hearing

September 1, 1994

Perry Hall Boulevard right-of-way, through the following 12 courses.

- Boulevard (RTE. 43),
- 5) North 71 degrees 45 minutes 17 seconds West 206.16 feet, 6) North 88 degrees 39 minutes 12 seconds West 192.37 feet.
- 7) Leaving said right-of-way of Whitemarsh Boulevard (RTE, 43), North 01 degrees 20 minutes 48 seconds East 53.00 feet,
- on the southerly right-of-way of Southfield Drive.
- Drive, North 73 degrees 18 minutes 03 seconds East 96.00 feet. 11) Thence along a curve to the right having a radius of 650.00 feet for
- 12) South 74 degrees 25 minutes 32 seconds East 140.64 feet, to the point of beginning, Containing 8.373 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



#262

- j-

NO ORIGINAL SIGNATURES NO COUNCILMANIC DISTRICT ON PLANSA



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Southfield at White Marsh which is presently zoned DR16/DR10.5

This Patition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to datermine whether or not the Zoning Commissioner should approve

A third amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3A, and a second amendment to the partial development plan of Southfield at White Marsh, Section II, Phase 3E, in accordance with B.C.Z.R. Section 1B01.3A.7.b.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filling of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Beltimore County

Wife do sciennily decises and affirm, under the pensities of perjury, that twe are the legal ownersh of the property which is the subject of this Petition. Vice President and Director of Land

Nottingham Properties, Inc. 100 West Pennsylvania Avenue Towson, Maryland 21204 G.W. Stephens, Jr. & Associates, Inc.

Miles & Stockbridge, F.C. 823 8234 558 Kenilworth Drive 825 8120 owson, Maryland 21204

Towson, Maryland 21204

March 8, 1995

Baltimore County Government Zoning Commissioner

Office of Planning and Zoning

(410) 887-4386

Lawrence F. Haislip, Esquire Miles & Stockbridge

600 Washington Avenue Towson, Maryland 21204 RE: PETITION FOR SPECIAL HEARING N and S/S Southfield Drive, between Perry Hall Blvd. & Berryfield Dr.

(Southfield at White Marsh, Section II, Phases 3A and 3E) 11th Election District - 5th Councilmanic District White Marsh Joint Venture & Nottingham Properties, Inc. - Petitioners Case No. 95-262-SPH

Dear Mr. Haislip:

Suite 112 Courthouse

Towson, MD 21204

400 Washington Avenue

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development

Very truly yours.

Deputy Zoning Commissioner for Baltimore County

Nottingham Properties, Inc., 100 W. Pennsylvania Ave., Towson, 21204

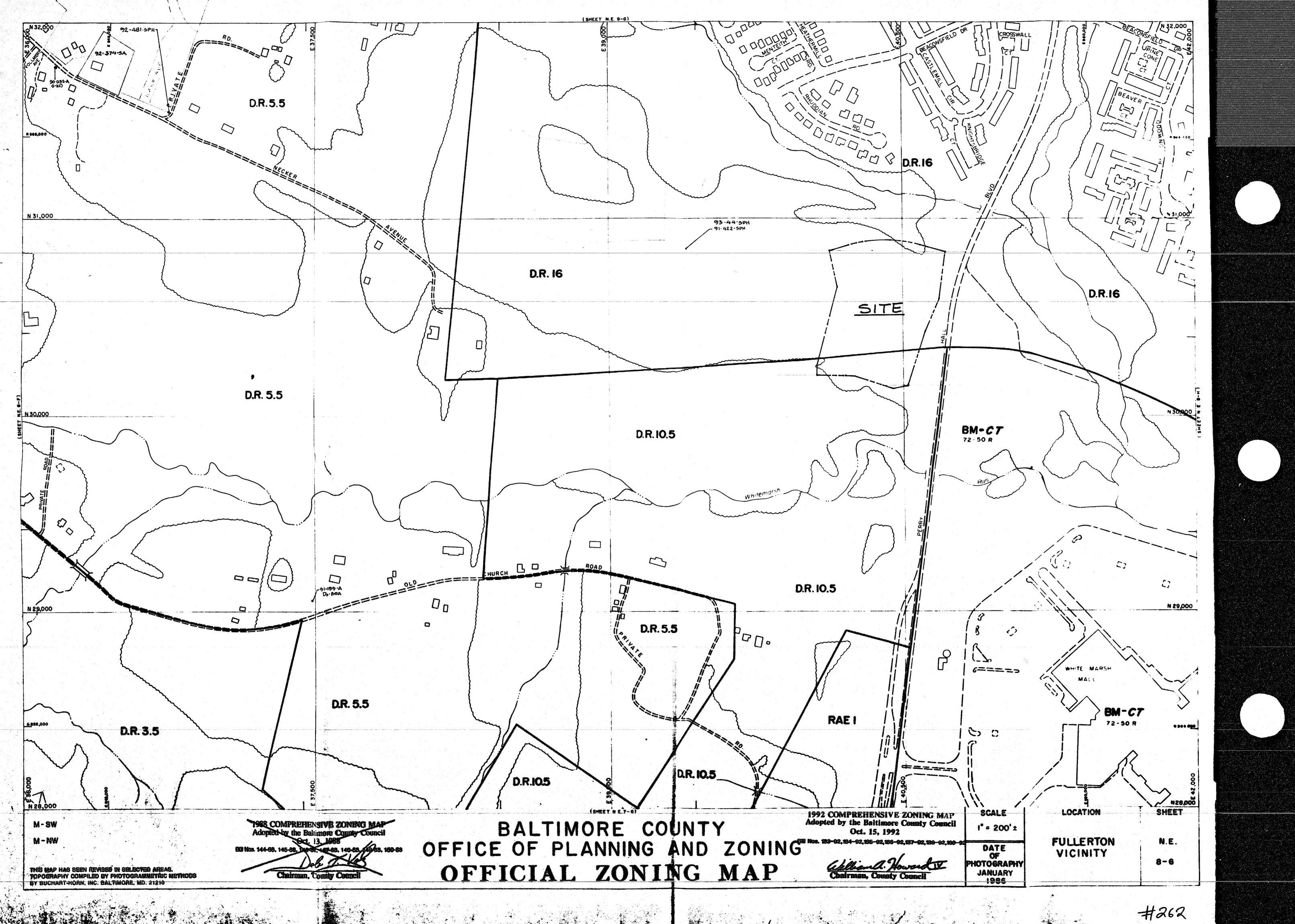
Southfield at Whitemarsh, Section II, Phase 3G

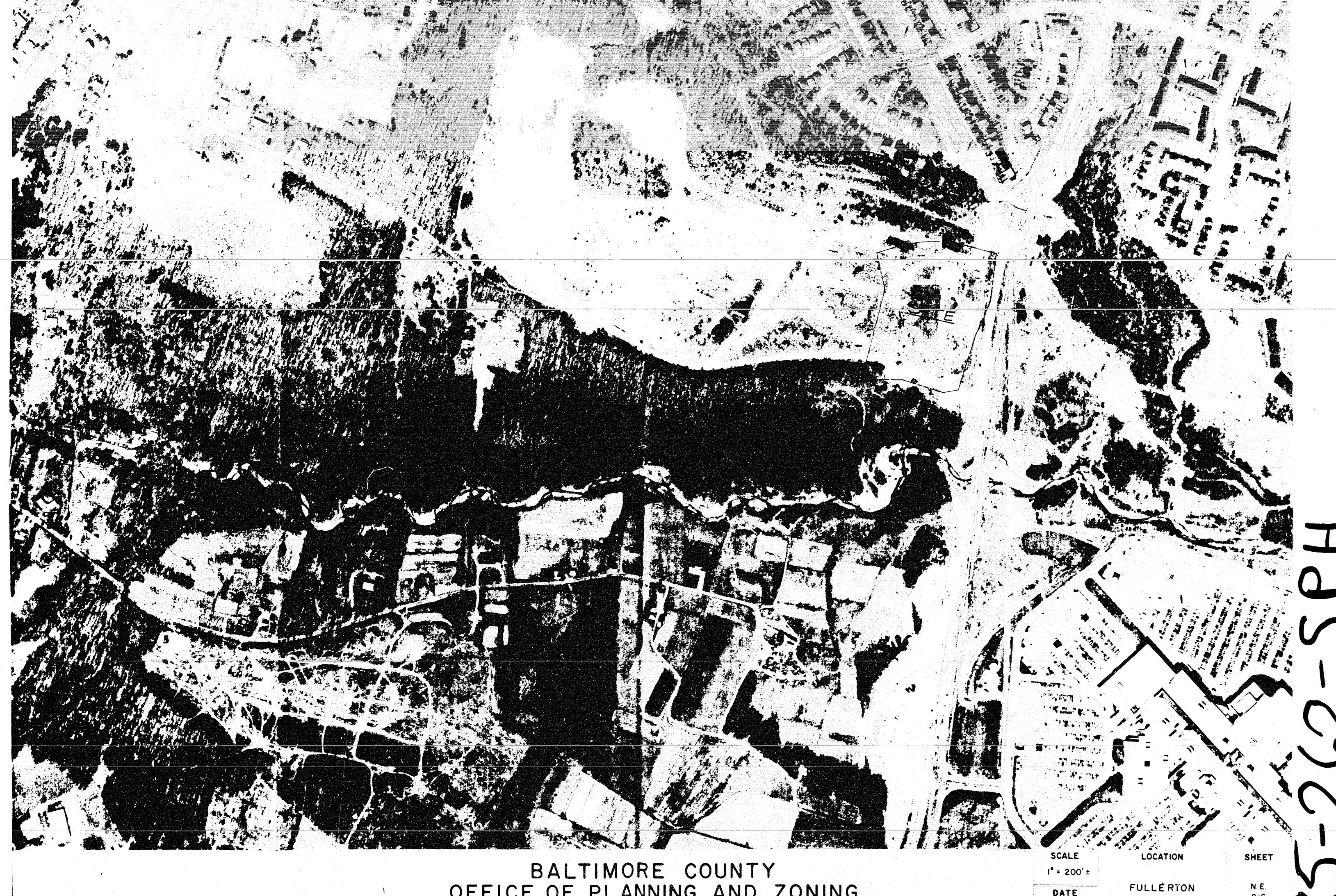
Beginning at the same point formed by the intersection of and the southerly right-of-way of Southfield Drive and the westerly right-of-way of Perry Hall Boulevard, said point being North 87 degrees 07 minutes 27 seconds West 112.00 feet from the point formed by the intersection of the centerline of Perry Hall Boulevard with the centerline of Southfield Drive, running thence leaving said point of beginning along the

1) South 07 degrees 37 minutes 33 seconds West 242.73 feet.

- 2) South 23 degrees 49 minutes 31 seconds West 175.17 feet. 3) South 18 degrees 27 minutes 14 seconds West 293.01 feet to a point formed by the intersection of the westerly right-of-way of Perry Hall Boulevard and the northerly right-of-way of Whitemarsh
- 4) Thence continuing along the northerly right-of-way of Whitemarsh Boulevard (RTE. 43), South 78 degrees 45 minutes 20 seconds West 77.09 feet.
- 8) North 15 degrees 04 minutes 29 seconds East 411.38 feet.
- 9) North 11 degrees 41 minutes 57 seconds East 185.00 feet to a point 10) Thence continuing along the southerly right-of-way of Southfield
- an arc length of 366.13 feet having a chord of North 89 degrees 26 minutes 15 seconds East 361.31 feet







PREPARED BY AIR PHOTOGRAPHICS, INC. MARTINSBURG, W.V. 25401

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

DATE OF PHOTOGRAPHY VICINITY JANUARY 1986

FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC. **ENGINEERS**

658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany The Petition for Special Hearing February 20, 1995 Southfield at Whitemarsh, Section II, Phase 3A

Beginning at the same point formed by the intersection of and the southerly right-of-way of Southfield Drive and the westerly right-of-way of Perry Hall Boulevard, said point being North 87 degrees 07 minutes 27 seconds West 112.00 feet from the point formed by the intersection of the centerline of Perry Hall Boulevard with the centerline of Southfield Drive, running thence leaving said point of beginning along the southerly right-of-way of Southfield, through the following 17 courses;

- 1. North 74 degrees 25 minutes 32 seconds West 140.64 feet,
- 2. Thence along a curve to the left having a radius of 650.00 feet for an arc length of 366.13 feet having a chord of South 89 degrees 26 minutes 15 seconds West 361.31 feet,
- 3. South 73 degrees 18 minutes 03 seconds West 325.84 feet, 4. Thence along a curve to the right having a radius of 390.00 feet for an arc length of 219.03 feet having a chord of South 89 degrees 23 minutes 23 seconds West 216.16 feet,
- 5. North 74 degrees 31 minutes 17 seconds West 308.67 feet, 6. Thence along a curve to the left having a radius of 435.00 feet for an arc length of 131.47 feet having a chord of North 83 degrees 10 minutes 46
- seconds West 130.97 feet. 7. Thence leaving the southerly right-of-way of Southfield Drive along a radial North 01 degrees 50 minutes 15 seconds West 60.00 feet to a point on the
- northerly right-of-way of Southfield Drive, 8. Thence continuing along the northerly right-of-way of Southfield Drive, along a curve to the right having a radius of 495.00 feet for an arc length of 149.60 feet having a chord of South 83 degrees 10 minutes 46 seconds East
- 149.03 feet. 9. South 74 degrees 31 minutes 17 seconds East 124.17 feet,
- 10. Thence leaving the northerly right-of-way of Southfield Drive, North 15
- degrees 28 minutes 43 seconds East 323.24 feet, 11. North 38 degrees 57 minutes 12 seconds East 307.77 feet
- 12. South 51 degrees 02 minutes 48 seconds East 108.50 feet,
- 13. South 69 degrees 45 minutes 33 seconds East 378.56 feet, 14. South 19 degrees 39 minutes 08 seconds West 45.88 feet

Containing 10.646 acres more or less.

- 15. South 70 degrees 19 minutes 58 seconds East 460.46 feet,
- 16. South 28 degrees 44 minutes 09 seconds East 126.96 feet to a point on the westerly right-of-way of Perry Hall Boulevard,
- 17. Thence continuing along on the westerly right-of-way of Perry Hall Boulevard, South 07 degrees 37 minutes 33 seconds West 88.29 feet, to the point of beginning.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.

> Baltimore County Government Office of Zoning Administration and Development Management

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to

the general public/neighboring property owners relative to property

This office will ensure that the legal requirements for posting and

advertising are satisfied. However, the petitioner is responsible for

1) Posting fees will be accessed and paid to this office at the

2) Billing for legal advertising, due upon receipt, will come

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

NAME: Lawrence F. Haislip of Miles + Stockbridge

ADDRESS: 600 Washington Ave
Touson, Mayland 21204

Petitioner: White March Voint Vantuce

Corner of South side of Southfield Drive

Location: Urst side of Perry Hall Block

from and should be remitted directly to the newspaper.

a sign on the property and placement of a notice in at least one

newspaper of general circulation in the County.

the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

For newspaper advertising:

PLEASE FORWARD ADVERTISING BILL TO:

Item No.: 262

time of filing.

which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting

FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC. ENGINEERS

658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany The Petition for Special Hearing February 20, 1995 Southfield at Whitemarsh, Section II, Phase 3E

Beginning at the same point on the southerly right-of-way of Southfield Drive. said point being North 89 degrees 59 minutes 57 seconds West 700.69 feet from the point formed by the intersection of the centerline of Perry Hall Boulevard with the centerline of Southfield Drive, running thence leaving said point of beginning and the southerly right-of-way of Southfield, through the following 13 courses;

- 1. South 11 degrees 41 minutes 51 seconds East 185,00 feet, 2. South 15 degrees 04 minutes 29 seconds West 411.38 feet,
- 3. South 01 degrees 20 minutes 48 seconds West 53.00 feet.
- 4. North 88 degrees 39 minutes 12 seconds West 108.00 feet, 5. South 87 degrees 33 minutes 16 seconds West 302.03 feet,
- 6. North 82 degrees 21 minutes 26 seconds West 500.90 feet.
- 7. North 07 degrees 38 minutes 34 seconds East 230.00 feet,
- 8. North 50 degrees 22 minutes 43 seconds East 100.00 feet. 9. North 01 degrees 00 minutes 09 seconds East 313.00 feet to a point on the southerly right-of-way of Southfield Drive,
- 10. Thence continuing along the point on the southerly right-of-way of Southfield Drive, along a curve to the right having a radius of 435.00 feet for an arc length of 131.47 feet having a chord of South 83 degrees 10 minutes 46 seconds East 130.97 feet.
- 11. South 74 degrees 31 minutes 17 seconds East 308.67 feet, 12. Thence along a curve to the left having a radius of 390.00 feet for an arc length of 219.03 feet having a chord of North 89 degrees 23 minutes 23 seconds East 216.16 feet.
- 13. North 73 degrees 18 minutes 03 seconds East 229.84 feet, to the point of beginning.

Containing 12.210 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



TO: PUTUXENT PUBLISHING COMPANY February 9, 1995 Issue - Jeffersonian

Please foward billing to:

Lawrence P. Haislip, Esq. Miles & Stockbridge, P.C. 600 Washington Avenue Towson, Maryland 21204 821-6565

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-262-SPH (Item 262) NSS/S Southfield Drive, between Perry Hall Boulevard and Berryfield Drive Southfield at White Marsh, Section II, Phases 3-A and 3-E 11th Election District - 5th Councilmanic Legal Owner(s): White Marsh Joint Venture

HEARING: TUESDAY, FERRUARY 28, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve a third emendment to the Partial Development Plan of Southfield at White to the Partial Development Plan of Southfield at White Marsh, Section II, Phase 3-A, and a third amendment to the Partial Development Plan of Southfield at White Marsh, Section II, Phase 3-E.

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARTHES ARE HANDICAPPED ACCESSIBLE: FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR THPORMATTON CONTENTED THE FILE AND/OR HEADTHS, DIGNES CALL 807-3391.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

FEBRUARY 2, 1995

NONCE OF HEARING

The Zening Commissioner of Battimore County, by authority of the Zening Act and Regulations of Battimore County will hold a public hearing on the property identified basen in Room 106 of the County Office Bulling, 111 W. Chesengard Avenue in Temson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Tousson, Maryland 21204 as follows:

Case: #95-262-SPH

(Item 262) N&S S Southfield Drive. between Perry Hall Boule-vard and Berryfield Drive

Southfield at White Marsh Section II, Phases 3-A and

11th Election District

Special Hearing to approve a third amendment to the Partial Development Plan of Southfield at White Marsh to

the Partial Development Plan of Southfield at White Marsh. Section II, Phase 3-A, and a third amendment to the Partial Development Plan of Southfield at White Marsh.

LAWRENCE E SCHMIDT

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Haryland 21204 as follows:

CASE NUMBER: 95-262-SPH (Item 262)

MSS/S Southfield Drive, between Perry Hall Boulevard and Berryfield Drive Southfield at White Marsh, Section II, Phases 3-A and 3-E 11th Election District - 5th Councilmanic Legal Owner(s): White Warsh Joint Venture HEARING: TUESDAY, PERSUARY 28, 1995 at 9:00 a.m. in Some 118, Old Courthouse,

Special Hearing to approve a third amendment to the Partial Development Plan of Southfield at White to the Partial Development Plan of Southfield at White Marsh, Section II, Phase 3-1, and a third amendment to the Partial Development Plan of Southfield at White Marsh, Section II, Phase 3-K.

cc: White Marsh Joint Venture/Brace S. Campbell, III George W. Stephens, Jr. & Associates, Inc.

Lawrence F. Haislip, Esq. HOTES: (1) ZORING SIGN & POST MOST BE RETURNED TO RM. 104, 111 W. CHESAPKAKE ANGERS ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE: POR SPECIAL ACCUMULANTIONS PLEASE CALL 887-3353. (3) FOR IMPORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE MT 887-3391.

CERTIFICATE OF POSTING

Posted for: Special Hearing

Petitioner: White Morsh Josh Fonters

Location of property: N + 4/5 South Field Onlyo

Location of Signe Facing Yord Way on Inputy bring Zome

Posted by Date of return: 3/17/85

ZONING DEPARTMENT OF BALTIMORE COUNTY 95-262-5PA

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

THE JEFFERSONIAN.

LEGAL AD. - TOWSON

Henrican

published in THE JEFFERSONIAN, a weekly newspaper published

in Towson, Baltimore County, Md., once in each of ____ successive

weeks, the first publication appearing on $\frac{2/9}{}$. 19 95.

Date of Posting 2/12/95

(410) 887-3353

111 West Chesapeake Avenue Towson, MD 21204

Date 1/26/05

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Socialist at which Mouth (Sec II Phon 34.35)

040 - Special Hermy (2 (max - # 250,00) - \$ 500.00

Baltimore County Government
Office of Zoning Administration

and Development Management

(410) 887-3353

February 23, 1995

DROP-OFF

Zoning Administration & NO REVIEW 95-262-5PH

11 West Cheso; wide Avenue

10 was Man land 21704

70.00

\$ 570.CT

Service residence of the service of

Please Make Checks Payable To: Baltimore County

Idem Number: 262

Lawrence F. Haislip, Esquire Miles and Stockbridge 600 Washington Avenue Towson, Maryland 21204

> RE: Item No.: 262 Case No.: 95-262-SPH Petitioner: White Marsh Joint

Dear Mr. Haislip:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 26, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

WCR/jw Attachment(s)

111 West Chesapeake Avenue

Towson, MD 21204

(Revised 04/09/93)

(410) 887-3353

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 13, 1995 Zoning Administration and Development Management

FROM: Refert W. Bowling, P.E., Chief Developers Engineering Section Zoning Advisory Committee Meeting

for February 13, 1995

Item No. 262

The Developers Engineering Section has reviewed the subject zoning item. On Southfield at White Marsh, Section II. Phase 3-E. a master water meter is required for

the private water mains Also, the building house connections for the private sanitary sewer must be a minimum of 6 inches.

RWB:ε₩

In the instant case, the Director finds:

1) All existing setbacks are in compliance with the Zoning Commissioner's Policy Manual regarding deficient setbacks (Zoning Commissioner's Policy Manual Section

2) The amendments to the plan are in accordance with the specific standards and requirements of Section 1801.1A of the Baltimore County Zoning Regulations; e.g., the use is one that is permitted by right in a D.R. zone; and

3) The amendments to the plan are in accordance with the Comprehensive Manual of Development Policies since the development of condominiums was one of the approved development alternatives originally presented.

Accordingly, the Director of the Office of Planning and Zoning recommends that the applicant's request be granted.

Prepared by: Juffuy W. Long

Division Chief: My L. Llund

Baltimore County Government Fire Department

700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 02/07/95

Armold Jablen Director Zoning Administration and Development Management Baltimore County Office Puilding Towson, MD 21204

REVIEWER: LI. ROBERT P. SAUERWALD

RE: Property Owner: WHITE MARSH JOINT VENTURE

LOCATION: HAS/S SCUTHFIELD DR., BETWEEN PERRY HALL BLVD. AND BERRYFIELD DR. (SOUTHFIELD AT WHITE MARSH, SECTION !!. APMASES 3-A & 3-E) Item No.:/262 Zoning Agenda: SPECIAL HEARING

Contlemen:

MAIL STOP-1105

- Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site. shall comply with all applicable requirements of the National Fire - Frotection Association Standard Mo. 101 "Life Safety Code". 199: edition prior to occupancy.

ZADM

cc: File

Baltimore County Government Office of Zoning Administration and Development Management

Fire Marshal Office, PHONE 897-4881, M3-1102F

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

February 1, 1995

Lawrence F. Haislip, Esquire Miles & Stockbridge 600 Washington Avenue Towson, MD 21204

> Preliminary Petition Review (Item #262)
> Legal Owner: White Marsh Joint Venture Southfield at White Marsh 11th Election District

Dear Mr. Haislip:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical parties are advisory and do not necessarily identify all details and inherent technical parties. identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

- The special hearing request is to amend the FDPs for Section II, Phase 3A and Section II, Phase 3E of Southfield at White Marsh. The property descriptions should be of the FDP of 3A and the FDP of 3E, in lieu of the submitted 3G.
- 2. There is no councilmanic district on the plan.

Maryland Department of Transportation State Highway Administration

O James Lighthizer Hal Kassoff Administrator

2-2095

Ms. Joyce Watson Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Re: Baltimore County

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Ronald Burns, Chief **Engineering Access Permits**

My telephone number is _____ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Lawrence F. Haislip, Esquire February 1, 1995 Page 2

3. There are no original signatures on the petition forms.

4. Based on the current FDP files within the zoning office, Phase 3E has only been amended once (1st Amended), so this amendment request should be "2nd Amendment".

If you need further information or have any questions, please do not hesitate to contact me at 887-3391

Very truly yours,

MJK:sci

Enclosure (receipt)

cc: Zoning Commissioner

	earing 64ficer:
This per	hteen was filed we thank
A review. The	atterny needed on early
hearing date	atterny needed on early
<u> </u>	
	mach
	1/26/95

262 White Marsh Joint Venture Property Size: DR-10.5 & 16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

95-2625PH

Pg. 1

FEB 1 0 1995

SUMMARY OF RECOMMENDATIONS:

INFORMATION:

Item Number:

Petitioner:

Zoning:

TO: Arnold Jablon, Director

FROM: Pat Keller, Director

DATE: February 9, 1995

Zoning Administration &

SUBJECT: Southfield at White Marsh

Office of Planning and Zoning

Special Hearing

Development Management

While this office endeavors to provide appropriate and timely comments to the Zoning Commissioner, we are sometimes prone to the frailties of man as an imperfect being. In situations where we are less than perfect, we count on the professional discretion and disposition of the Zoning Commissioner to show us the proper course.

In Case No. 95-192-SPH, this office's original comments did not address the particular issue at hand. While revised comments were submitted in a timely manner, this effort was not reflected in the Memorandum Opinion dated January 9, 1995. In order to avoid a similar occurrence, the staff will be making comments identical to the one indicated below in all cases involving F.D.P. amendments:

Staff has reviewed the subject Special Hearing request to amend the Final Development Plan for the Southfield at White Marsh development and offers the follow-

The Director of the Office of Planning and Zoning is required to make certain findings in approving amendments to Final Development Plans. The Director is charged with determining whether the amendments are in accordance with all other provisions of the C.M.D.P. and whether the amendments are within the specific standards and requirements of Article 1B of the B.C.Z.R.

ITEM262/PZONE/TXTJWL

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

Petitioners

	NAME
LAUR	ouce HAISLIP
Bruce (amphell
Puk (CHADSEY
	JORN POCRE
John Bo	owers Ir.

600 WASHINGTON AVENUE 100 W. Penne Ave Towson, Hd 2124 65% KENILWORTH DR TOWSON 21204 7939 HONEYGO PLUD STE 100 BALIMONE 245 100 W. Pen. Are Town Md 21204

RE: PETITION FOR SPECIAL HEARING NES/S Southfield Drive, between Perry Hal	* 1	BEFORE THE
Southfield at White Marsh, Section II.	*	ZONING COMMIS
Phases 3-A and 3-E, 11th Election Dist., 5th Councilmanic	•	OF BALTIMORE
White Marsh Joint Venture	*	CASE NO. 95-26

ENTRY OF APPEARANCE

* * * * * * * * * * *

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order

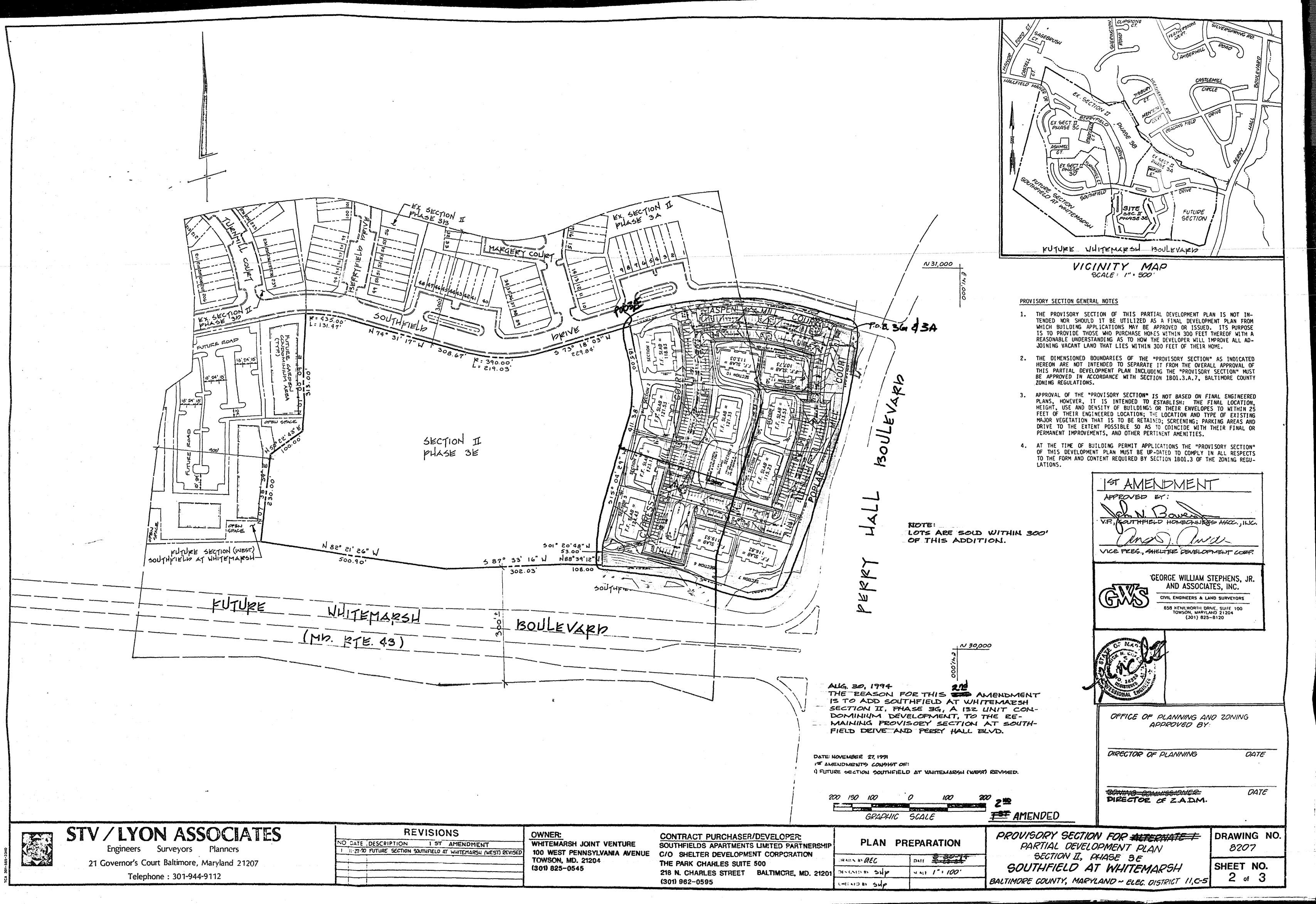
> Peter Max Zimmerman People's Counsel for Baltimore County Room 47, Courthouse 400 Washington Avenue Towson, MD 21204 (410) 887-2188

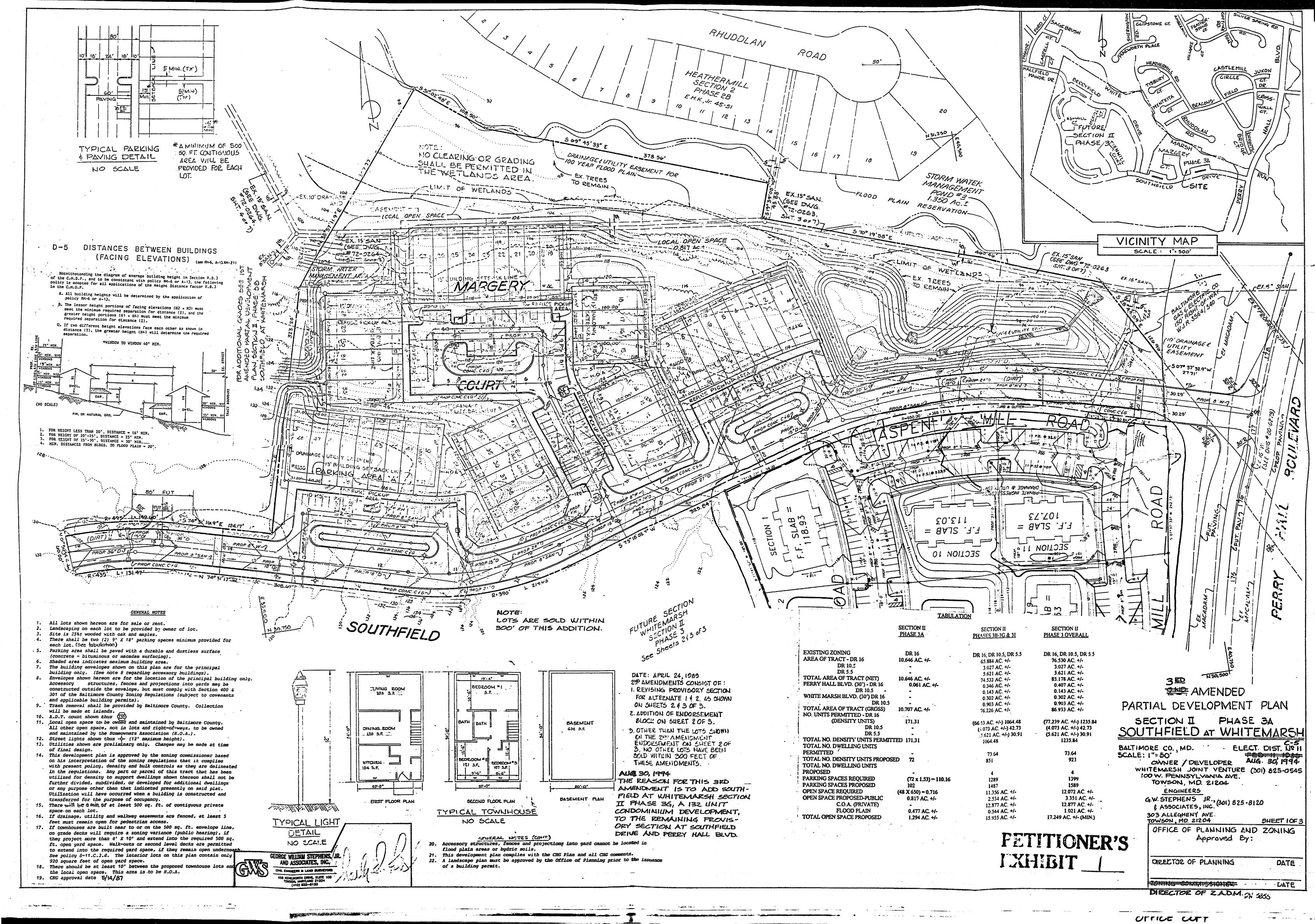
CERTIFICATE OF SERVICE

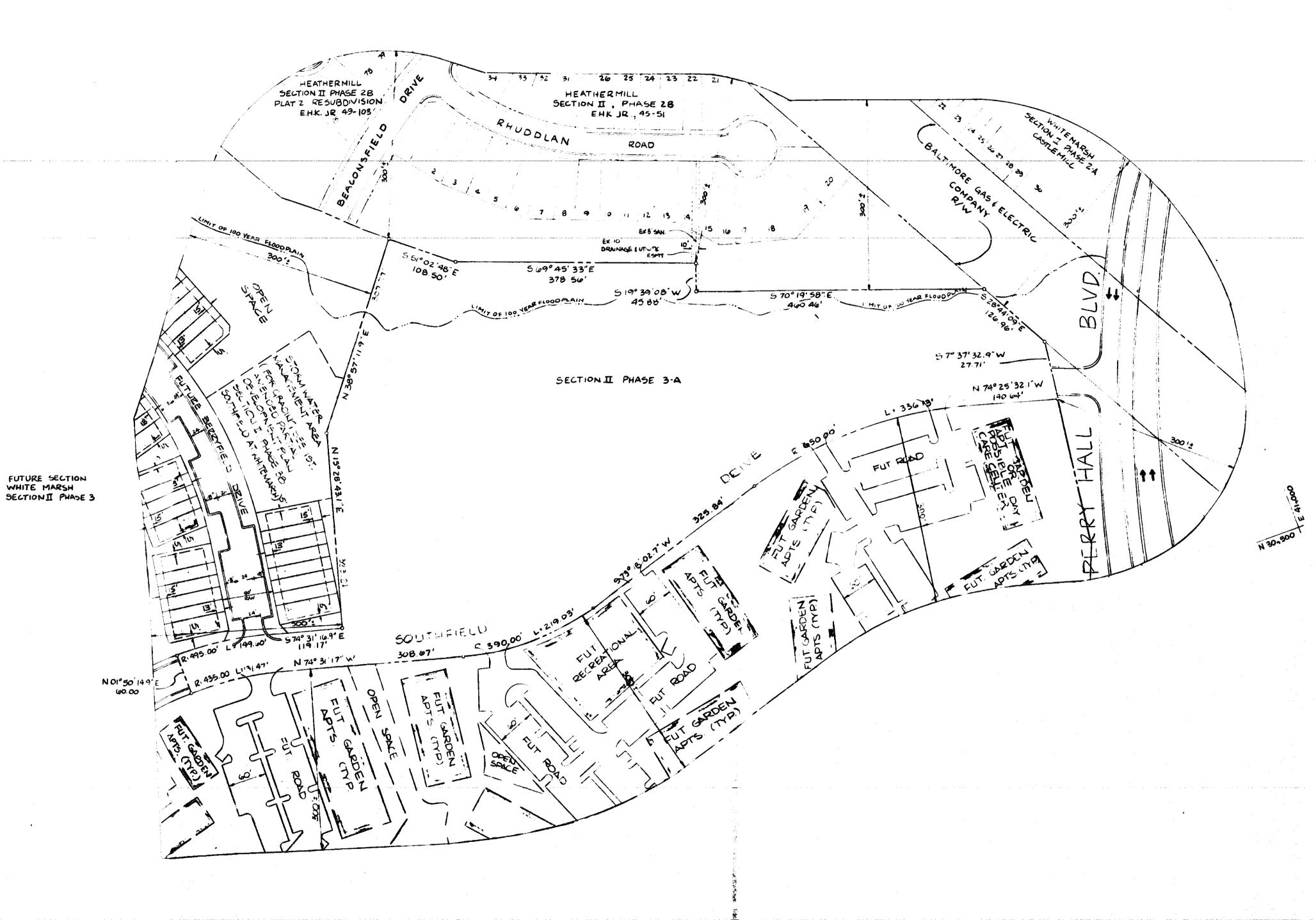
I HEREBY CERTIFY that on this High day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Lawrence F. Haislip, Esquire, Miles & Stockbridge, 600 Washington Avenue, Towson, MD 21204, attorney for Petitioner

Peter Max Timmernan

ITEM262/PZONB/TXTJWL







"PROVISORY SECTION" GENERAL NOTES

- 1) THE PROVIECRY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE HOMES WITHIN 300 FEET THEREOF WITH A REASONABLE UNDERSTANDING AS TO BOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 300 FEET OF THEIR HOME.
- 2) THE DIMENSIONED ECUNDARIES OF THE "PROVISORY SECTION", AS INDICATED HEREGN, ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THIS PARTIAL DEVELOPMENT PLAN, INCLUDING THE "PROVISORY SECTION", MUST BE APPROVED IN ACCORDANCE WITH SECTION 1801.3.A.7.
- 3) APPROVAL OF THE "PROVISORY SECTION" IS NOT BASED ON FINAL ENGINEERED PLANS, HOWEVER, IT IS INTENDED TO ESTABLISH: THE FINAL LOCATION, HEIGHT, USE AND DENSITY OF BUILDINGS, OR THEIR ENVELOPES, TO WITHIN 25 FEET OF THEIR FINAL ENGINEERED LOCATION, THE LOCATION AND TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE RETAINED, SCREENING, PARKING AREAS AND DRIVES TO THE EXTENT POSSIBLE SO AS TO COINCIDE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PER-TIMENT AMENITIES.
- 4) AT THE TIME OF BUILDING PERMIT APPLICATIONS, THE "PROVISORY SECTION" OF THIS DEVELOPMENT PLAN MUST BE UP-DATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1801.3.A.S OF THE JONING REGULATIONS.

PETITIONER'S LAHBIT 之

2ND AMENDMENT ENDORSED

ADDRESS	OWNER	DATE
#4400 - "4416 SOUTHFIELD DE (LOTS 1-9) #1-"9 MARGERY	BY: Lich smader V.P.	4/25/89
CT. 4 #15 - #21 MARGERY CT. (LOTS 10 - 18)	4-25-89	

PHASE 3A

DENSITY WITHIN BOO PROVISORY SECTION: APPROVED - 65 UNITS PROPOSED - 624 UNITS

POTITUREN 2MD AMENDED ALTERNATE 1

PARTIAL DEVELOPMENT PLAN PHASE 3-A SECTION I SOUTHFIELD AT WHITEMARSH

BALTIMORE COUNTY, MD. ELECTION DISTRICT Nº 11 FEB 11, 1988

OWNER / DEVELOPER WHITE MARSH JOINT VENTURE 100 W. PENNSYLVANIA AYE. TOWSON, MD. 21204 (301) 825 0545

SCALE 1: 100'

DATE: JUNE 29,1988 ADDED NOTE TO STORM WATER MANAGEMENT AREA

ENGINEERS &W. STEPHENS JE., \$ ASSOCIATES, INC. (301) 825-8120 303 ALLEGHENY AVE. TOWSON, MD 21204 SHEET 20F3 OFFICE OF PLANNING AND ZONING

Approved by

DIRECTOR OF PLANNING

DATE

ZONING COMMISSIONER

GEORGE WILLIAM STEPPENS, JR. AND ASSOCIATES, INC.

658 KENILWORTH DRIVE, SU TOWSON, MARYLAND 21 (410) 825-8120

APR 24, 1989 249 AMENDMENTS SEE SHEET 1 OF 3 FOR AMENDMENTS.

DATE

